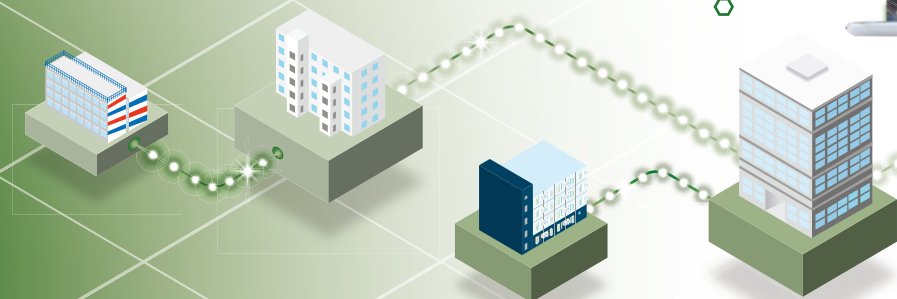


物業發展及管理

PROPERTY DEVELOPMENT AND MANAGEMENT



專業工程項目及管理

為配合東華三院的多元化服務，物業科負責為東華三院屬下的醫療衛生、教育、社會及公共服務單位、過渡性房屋和其出租的物業進行各項發展、建築、維修、裝修工程及提供專業支援，並確保本院各工程項目的支出符合預算，依時竣工及達至高水平。

建築工程

2022/2023 年度，東華三院完成兩項主要建築工程：

- 廣華醫院重建計劃第一期項目；及
- 位於黃大仙的東華三院青少年全人成長中心建設工程。

東華三院現正積極進行 7 項主要建築工程，涉及的總建築面積達 360,656 平方米，工程包括：

- 廣華醫院重建計劃第二期項目（工程預計於 2029 年竣工）；
- 位於上環荷李活道的青年宿舍建設工程（工程預計於 2025 年竣工）；
- 上環禧利街 7 至 11 號重建計劃（工程預計於 2024 年竣工）；
- 位於灣仔的東華大廈及東新商業中心重建計劃（工程預計於 2025 年竣工）；
- 位於馬鞍山落禾沙里的過渡性房屋項目（工程預計於 2023 年第四季竣工）；
- 位於啟德沐安街的過渡性房屋項目（工程預計於 2023 年第四季竣工）；及
- 位於流浮山深灣路的過渡性房屋項目（工程預計於 2024 年第二季竣工）。

各項進行中的建築工程資料撮錄於後頁。

Professional Construction Projects and Management

To facilitate the wide spectrum of services provided by TWGHs, the Property Division undertakes all development, construction, maintenance and renovation projects for the Group's medical and health, education, community and traditional service units, transitional housing as well as rental properties. The Division also provides professional support to ensure that the Group's capital projects are completed within budget and schedule with high quality.

Construction Projects

During the year 2022/2023, 2 major construction projects were successfully completed:

- the redevelopment of Kwong Wah Hospital Phase 1; and
- the construction of TWGHs Holistic Centre for Youth Development in Wong Tai Sin.

Currently, a total of 7 construction projects with a total construction floor area of 360,656 m² are in progress. The projects include:

- the redevelopment of Kwong Wah Hospital Phase 2 (construction works are expected to be completed in 2029);
- the construction of a Youth Hostel on Hollywood Road in Sheung Wan (construction works are expected to be completed in 2025);
- the redevelopment of Nos. 7-11 Hillier Street in Sheung Wan (construction works are expected to be completed in 2024);
- the redevelopment of Tung Wah Mansion and Tung Sun Commercial Centre in Wanchai (construction works are expected to be completed in 2025);
- Transitional Housing Project on Lok Wo Sha Lane in Ma On Shan (construction works are expected to be completed in the 4th quarter of 2023);
- Transitional Housing Project on Muk On Street in Kai Tak (construction works are expected to be completed in the 4th quarter of 2023); and
- Transitional Housing Project on Deep Bay Road in Lau Fau Shan (construction works are expected to be completed in the 2nd quarter of 2024).

Further information on the construction projects in progress is set out on the following pages.



過渡性房屋項目

Transitional Housing Projects



房屋局局長何永賢太平紳士(右六)及馬清揚主席(右五)為東華三院馬鞍山落禾沙過渡性房屋主持動土儀式。
The Hon. Winnie HO, JP (right 6), Secretary for Housing, and Mr. MA Ching Yeung, Philip (right 5), the Chairman, officiated at the Ground-breaking Ceremony for TWGHs Transitional Housing Project in Lok Wo Sha, Ma On Shan.

東華三院繼營運位於深水埗的過渡性房屋項目「南昌220」後，於2021/2022年度及2022/2023年度獲政府「支援非政府機構推行過渡性房屋項目的資助計劃」評審委員會同意批出撥款，分別於馬鞍山落禾沙里、啟德沐安街及流浮山深灣路興建及營運過渡性房屋項目。三個項目合共將提供約2,100個單位，而租金水平將低於市值租金。單位內設有煮食間和洗手間，亦備有足夠的戶外休憩及活動空間供住戶日常生活之用。這3個項目的服務對象為已輪候公共租住房屋至少3年，或現居住於嚴重不適切居所人士，紓緩他們在輪候公共租住房屋期間的住屋需要及改善生活環境和質素。東華三院馬鞍山落禾沙過渡性房屋及東華三院啟德沐安街過渡性房屋的動土典禮已分別於2022年11月22日及2023年2月2日舉行，並同時邀得房屋局局長何永賢太平紳士主禮。

另外，東華三院馬鞍山落禾沙過渡性房屋和東華三院啟德沐安街過渡性房屋的總承辦合約均已於2022年內批出，地盤工程正在進行。至於東華三院流浮山深灣路過渡性房屋，現正進行詳細設計，並將於2023年第二季招標。



房屋局局長何永賢太平紳士(前排左六)、副局長戴尚誠太平紳士(前排左五)、馬清揚主席(前排右六)為東華三院啟德沐安街過渡性房屋主持動土儀式。
The Hon. Winnie HO, JP (front row, left 6), Secretary for Housing, TAI Sheung Shing, Victor, JP (front row, left 5), Under Secretary for Housing and Mr. MA Ching Yeung, Philip (front row, right 6), the Chairman, officiated at the Ground-breaking Ceremony for TWGHs Transitional Housing Project in Muk On Street, Kai Tak.

Having operated the transitional housing project "Nam Cheong 220" in Sham Shui Po, TWGHs received funding from the Assessment Committee for the "Funding Scheme to Support Transitional Housing Projects by Non-governmental Organisations" for the construction and operation of the transitional housing projects in Lok Wo Sha Lane, Ma On Shan, Muk On Street, Kai Tak and Deep Bay Road, Lau Fau Shan in the year 2021/2022 and 2022/2023. The 3 projects will provide about 2,100 units with affordable rents below the market level. Each unit will be equipped with a kitchen and a toilet, as well as sufficient leisure and activity space for the enjoyment of the residents. Targeting people who have been on the Public Rental Housing (PRH) waiting list for at least 3 years or living in severely inadequate housing, these 3 projects aim to alleviate their pressing needs for housing and improve their living environment and quality as they are waiting for the allocation of PRH units. The Ground-breaking Ceremonies of the TWGHs Transitional Housing Project in Lok Wo Sha, Ma On Shan and the TWGHs Transitional Housing Project in Muk On Street, Kai Tak were held on 22 November 2022 and 2 February 2023 respectively, with the Hon. Winnie HO, JP, Secretary for Housing, officiating at the Ceremonies.

In addition, the main contracts of the TWGHs Transitional Housing Project in Lok Wo Sha, Ma On Shan and the TWGHs Transitional Housing Project in Muk On Street, Kai Tak were awarded in 2022 and site works are in progress. As for the TWGHs Transitional Housing Project in Deep Bay Road, Lau Fau Shan, detailed design is in progress and will be tendered in the 2nd quarter of 2023.

裝修、維修及改善工程

本院物業科於2022/2023年度共完成38項主要的裝修、維修及改善工程，另有71項工程正處於施工階段，總工程費用達6億4,660萬元。已竣工的主要工程包括：

- 東華三院黃大仙醫院—香港浸會大學王李名珍中醫藥臨床研究服務中心的改動及加建工程；
- 東華三院蔡榮星小學的增補工程(第一期)；
- 東華三院方樹福堂幼稚園位於皇后山邨新校舍的裝修工程(第一期)；
- 東華三院改善家居及社區照顧服務(深水埗/油尖旺/九龍城[部分])的裝修工程；

Renovation, Maintenance and Improvement Projects

A total of 38 major renovation, maintenance and improvement projects were completed by the Property Division of the Group during the year 2022/2023 while another 71 projects are in progress, incurring a total project cost of \$646.6 million. Major projects completed include:

- the alteration and addition works of TWGHs Wong Tai Sin Hospital – Hong Kong Baptist University Sophia Wang Chinese Medicine Clinical Research and Services Centre;
- the top-up fitting-out works of TWGHs Tsoi Wing Sing Primary School (Phase 1);
- the fitting-out works of the new school campus of TWGHs Fong Shu Fook Tong Kindergarten at Queens Hill Estate (Phase 1);
- the fitting-out works of TWGHs Enhanced Home and Community Care Services (Sham Shui Po/Yau Tsim Mong/Kowloon City [Partial]);



- 東華三院龐永紹長者鄰舍中心兩個新設於觀塘的副址的裝修工程；
- 東華三院北角兒童發展中心的裝修工程；
- 東華三院萬國殯儀館的空調及環保化寶爐系統更換工程；
- 東華三院行政總部財務及採購科、人力資源科及資訊科技科的辦公室裝修工程；
- 東超商業中心的製冷設備更換工程；及
- 東耀商業大廈的電梯大堂裝修工程。

七十一項正在施工的裝修、維修及改善工程資料撮錄於後頁。

- the fitting-out works of 2 sub-bases of TWGHs Pong Wing Shiu Neighbourhood Elderly Centre in Kwun Tong;
- the fitting-out works of TWGHs North Point Child Development Centre;
- the replacement of the air-conditioning system and an environmentally friendly joss paper burner system at TWGHs International Funeral Parlour;
- the fitting-out works of the offices of the Finance and Supplies Division, the Human Resources Division and the Information Technology Division at the TWGHs Administration Headquarters;
- the replacement works of chiller plants of Tung Chiu Commercial Centre; and
- the renovation works of the lift lobby of Tung Yiu Commercial Building.

Further information on the 71 renovation, maintenance and improvement projects in progress is set out on the following pages.

善用資產以支持東華三院善業

為支持東華三院的醫療衛生、教育、社會及公共服務，物業科一直妥善管理東華三院的資產，以維持穩定的租金收入作發展服務之用。

產業管理

東華三院現時合共管理 114 項物業，總出租樓面面積約 179,126 平方米（詳見後頁），租約共 2,893 份。

東華三院於本年度接受了 3 項物業捐贈，分別位於以下地址：

- 香港中環些利街 16 號 (20 住宅單位)
- 新界元朗輞井村 183 號 (1 住宅單位)
- 香港中環威靈頓街 43-49 號新利大廈 (2 商舖單位)

此外，東華三院於本年度購入兩個商業單位，包括位於香港上環的東協商業大廈及四方街 5 號。

儘管 2019 冠狀病毒病疫情持續緩和，租務市場仍然偏軟。由於市場需要較長時間復蘇，東華三院物業於年內的整體出租率及租金收入保持平穩。

Optimising Assets to Support TWGHs Charities

In support of the development of TWGHs medical and health, education, community and traditional services, the Property Division has devoted efforts to sustain TWGHs rental income by managing its assets properly.

Asset Management

TWGHs currently manages 114 properties with a total lettable floor area of about 179,126 m² (details are set out on the following pages) and 2,893 tenancies.

During the year, TWGHs accepted 3 donated properties, which are located at the following addresses respectively:

- No. 16 Shelley Street, Central, Hong Kong (20 residential units)
- No. 183 Mong Tseng Tsuen, Yuen Long, New Territories (a residential unit)
- Sun Lee Building, Nos. 43-49 Wellington Street, Central, Hong Kong (2 shop units)

In addition, TWGHs purchased 2 commercial properties during the year located in Tung Hip Commercial Building and No. 5 Square Street in Sheung Wan, Hong Kong.

Although the COVID-19 pandemic was subsiding during the year, the leasing market remained sluggish. As it still takes time for the market to recover, the overall occupancy rate and rental income of the Group's property portfolio remain stable during the year.

進行中的建築工程

Construction Projects in Progress

	數目 Numbers	工程 Projects	設施 Facilities	總建築面積 (平方米) Gross Construction Floor Area (m ²)
醫療衛生服務 Medical and Health Services	1	廣華醫院重建計劃 Redevelopment of Kwong Wah Hospital	興建一座樓高 21 層的新醫院大樓，新增設施包括額外醫院病床及手術室、擴充門診及急診服務部、綜合日間醫療服務中心、內科腫瘤科及中西醫結合病房等 Construction of a 21-storey new hospital complex with new facilities including additional hospital beds and operation theatres, expanded sections for outpatient services and emergency services, an ambulatory care centre, medical oncology services and an integrative ward, etc.	280,642
社會服務 Community Services	1	上環荷李活道青年宿舍建設工程 Construction of a Youth Hostel on Hollywood Road in Sheung Wan	興建一所提供 118 間單人房及 92 間雙人房，合共 302 個宿位的青年宿舍 Construction of a youth hostel with 302 hostel places comprising 118 single units and 92 double units	7,889



	數目 Numbers	工程 Projects	設施 Facilities	總建築面積 (平方米) Gross Construction Floor Area (m²)
出租物業 Rental Properties	2	上環禧利街 7 至 11 號重建計劃 Redevelopment of Nos. 7-11 Hillier Street in Sheung Wan	興建一幢樓高 27 層的商業大廈 Construction of a 27-storey commercial building	2,295
		灣仔東華大廈及東新商業中心重建計劃 Redevelopment of Tung Wah Mansion and Tung Sun Commercial Centre in Wanchai	興建一幢樓高 28 層的商業大廈 Construction of a 28-storey commercial building	14,600
過渡性房屋項目 Transitional Housing Projects	3	馬鞍山落禾沙里過渡性房屋建設工程 Construction of Transitional Housing on Lok Wo Sha Lane in Ma On Shan	興建樓高 4 層共 436 個單位的過渡性房屋及活動室 Construction of a 4-storey transitional housing with 436 units and activity room	12,094
		啟德沐安街過渡性房屋建設工程 Construction of Transitional Housing on Muk On Street in Kai Tak	興建樓高 4 層共 519 個單位的過渡性房屋及活動室 Construction of a 4-storey transitional housing with 519 units and activity room	14,013
		流浮山深灣路過渡性房屋建設工程 Construction of Transitional Housing on Deep Bay Road in Lau Fau Shan	興建樓高 4 至 5 層共 1,233 個單位的過渡性房屋、活動大堂及行政辦公室 Construction of a 4-storey to 5-storey transitional housing with 1,233 units, activity hall and administrative office	29,123
	7		合計 Total	360,656

進行中的主要裝修、維修及改善工程 Major Renovation, Maintenance and Improvement Projects in Progress

	工程 Projects	工程數目 Number of Projects	工程費用 (百萬元) Project Cost (\$ million)
醫療衛生服務 Medical and Health Services	中醫醫療服務 Chinese Medicine Services	2	46.4
	小計 Subtotal	2	46.4
教育服務 Education Services	中學 Secondary School	10	13.5
	小學 Primary School	9	21.1
	幼稚園 Kindergarten	10	14.7
	小計 Subtotal	29	49.3
社會服務 Community Services	安老服務 Elderly Services	11	71.4
	青少年及家庭服務 Youth and Family Services	3	121.2
	復康服務 Rehabilitation Services	1	191.0
	小計 Subtotal	15	383.6
歷史文化保育 Preservation of Cultural Heritage	東華三院文物館 Tung Wah Museum	1	1.3
	小計 Subtotal	1	1.3
公共服務 Traditional Services	殯儀及殮葬服務 Funeral and Burial Services	3	22.5
	廟宇及祭祀服務 Temples and Ritualistic Services	1	6.2
	小計 Subtotal	4	28.7
出租物業 Rental Properties	商業樓宇 Commercial Building	3	29.0
	住宅樓宇 Residential Building	12	97.3
	小計 Subtotal	15	126.3
其他 Others	行政總部 Administration Headquarters	5	11.0
	小計 Subtotal	5	11.0
	合計 Total	71	646.6

2022/2023 年度出租物業總出租樓面面積 Gross Lettable Floor Area of Rental Properties for the Year 2022/2023

出租物業 Rental Properties	總出租樓面面積 (平方米) Gross Lettable Floor Area (m²)	總出租樓面面積 (百分比) Gross Lettable Floor Area (%)
住宅 Residential	94,410	52.7%
寫字樓 Office	35,551	19.8%
商舖 Shop	10,690	6.0%
工業 Industrial	3,613	2.0%
車位 Carpark	10,574	5.9%
其他 Others	24,288	13.6%
合計 Total	179,126	100%

